

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, JANUARY 14, 2013
POLICE DEPARTMENT COMMUNITY ROOM
6:00 PM**

Members Present: Ron Klattenberg, Trevor Davis, Augie DeFrance, Ryan Kennedy, Annabelle Malone, Ed Monarca, Phil Pessina
Members Absent: Ed Dypa, Larry Riley, Bill Wasch
Others Present: Beth Lapin, Bob Dobmeier (PW), Bill Oliver (IT), Ron Organek, Phil Cacciola, Ed Rubacha, Jim Salemi (Middletown Press), Keith Fuller
Guests: John Ireland and Chris Nardi (SP+A)

1.0 OPEN MEETING

Chair Klattenberg opened the Eckersley Hall Building Committee meeting at 6:01 PM at the Police Department Community Room.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the December 10, 2012 minutes. Augie DeFrance made the motion to accept, seconded by Trevor Davis. The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth reviewed the January financial statement, which showed payment for her salary, SP+A, Cunningham, and Tavino. Ed Monarca made the motion to accept the statement, seconded by Ryan Kennedy. The vote to approve was unanimous.

BUDGET ITEMS

Beth indicated receipt of an invoice from SP+A for \$23,553, which included 20% toward Construction Documents, 30% of Amendment #1 Contract Cabezas, and 25% for Amendment #2 LEED Construction Documents. Ed Monarca made the motion to accept the statement, seconded by Ryan Kennedy. The vote to approve was unanimous.

Ron presented a receipt from Pete Tavino for \$5,550. Augie DeFrance made a motion to approve payment, which Ed Monarca seconded. The vote to approve was unanimous.

4.0 PUBLIC COMMENTS

Ron Organek described the military museum's organizational and membership structure.

5.0 OLD BUSINESS

Augie DeFrance proposed the addition of PHIL PESSINA UPDATE to the agenda. Seconded by Ron Klattenberg, the vote was unanimous.

PHIL PESSINA UPDATE

Phil reported he had checked with Fred Terrasi about the bocce court: their substrate was neither cinder nor clay but another kind of material and he will get more information.

Phil spoke to the clerk at the Groton Senior Center, They are pleased with MySeniorCenter.com, which they use to tracking events, trips, fitness classes, the exact number of seniors on the premise, etc. Phil agreed to speak to another senior center of comparable size to Middletown's proposed senior center (i.e., Wallingford, Meriden) to find out how they handle security.

6.0 NEW BUSINESS

GEOHERMAL UPDATE

Peter Tavino provided Ron with a report that was circulated. Test boring results were positive; Tavino drilled 450 feet, and found ledge at 30 feet and ground water at 100+ feet. He prepared drawings for SP+A with 18 borings, nine on each side, at 400 feet. He concluded the site was well suited for this technology.

CONSTRUCTION DRAWINGS REVIEW: SP+A

Ron Klattenberg reported that he, SP+A, Bob Dobmeier, and Pete Tavino met last week. SP+A spoke about the need to coordinate geothermal, storm drains, electric lines, sanitary, and gas, with services all layered, which emphasized the need for a general contractor. ATT agreed to move the pole in the driveway. Chris DeAngelis (Civil Engineer) will develop a drawing for Public Works, so they can dig and confirm locations of services and obtain soil samples.

John Ireland discussed some possible exterior site light options. The committee preferred LEED lights, detached from the building, to match historic features. They liked lights attached to handrail along the ramps and along the entry canopy. John showed sample photos of historic-looking lights for the billiard table and center corridor. He said lights in the rooms, elevator, stairs, and office spaces would be more modern and decorative.

Chris Nardi handed out a drawing of the current Patio Plan. The committee liked the idea of a Sitting Wall near the bocce court and the addition of another handicapped parking space, to total six, with 90 parking spaces overall. The group also chose to leave the perimeter unfenced, in order to fit in with the neighborhood and make the Center more inviting. John said their landscape architect would take into consideration the Middletown Garden Club's interest in working at the Center. He reported that a second retaining wall closer to the street was unnecessary.

Chris visited the current kitchen and kiln room and to obtain specs and requirements for the art room. The committee concurred with him that all new appliances should meet LEED standards. A discussion about the use of the kitchen led to the conclusion it would be primarily a catering kitchen and not require class 3 or 4 certification.

INFORMATION TECHNOLOGY /SECURITY

Bill Oliver reported he received CAD drawings and planned a site visit with his team later this week. He was comfortable with the IT portion of the project (phone, data, etc). He asked the committee about security goals and a discussion ensued. Beth will contact SHPO to determine if there are any restrictions related to exterior cameras.

SHPO TAX CREDITS UPDATE

There was no update from Jan Cunningham, as construction drawings are required for her to progress.

MILITARY MUSEUM UPDATE

Bill Russo and Joe Samolis are beginning the Military Museum project. Ron asked the committee if they would be willing to offer their services for that project, in order to move it forward and keep the timeline consistent with the Senior/Community Center. The group concurred and Ron Klattenberg will offer this to city staff and report at the next meeting.

EAGLE ENVIRONMENTAL TESTING

Bob Dobmeier reported the exterior work was complete and Eagle was still working on the interior design. All was being coordinated with the construction documents.

THE CONNECTION'S POWER TEAM STATUS

Ron updated the committee that The Connection had provided a proposal to assist with demolition, but the mayor's office decided to use Pubic Works, which will start this week. The Connection was disappointed but understood the circumstances.

CLEAN ENERGY FUNDING UPDATE

Ron reported that the Common Council approved Middletown being a clean energy community, which qualified for \$15K energy efficiency grant. The city's Clean Energy Task Force expressed interest in the past to use this for geothermal work. SP+A will start working on rebate programs.

7.0 OTHER BUSINESS

CITIZENS BANK ROAD RACE DONATION

Ron reported that the Eckersley Hall Building committee received a donation of \$250 from the Citizens Bank Road Race.

CONFERENCE TABLE DONATION

Ron reported that Radiology Associates of Middletown (RAM) donated a conference table for the new Senior/Community Center. At 12' x 4', it was exactly the same size as site plan drawings and has been stored at a city facility.

PARK and REC STAFF CHANGES

As of December 31, 2012, Ray Santostefano left his position as director of Parks and Recreation; Debbie Stanley was appointed Acting Director. Phil and Ron have been discussing with the mayor where Senior Affairs fit in.

8.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Ed Monarca and seconded by Annabelle Malone, the vote was unanimous and the meeting adjourned at 7:41 PM.